

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, June 23, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Renewal of Contractual Services for Board Attorney.
7. Renewal of Contractual Services for Stenographer.
8. Old Business:
9. New Business

10. Case: P08-084 Final Site Plan
Applicant: Elizabeth May
Attorney: Pro Se
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 502 Washington Blvd.
Block: 20 Lot: 2.23
Zone: Newport Redevelopment Plan
Description: Final review of as-built restaurant rehabilitation

10. Case: P06-030.3 Amended Preliminary & Final Major Site Plan
Applicant: Newport Associates Development Co.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 110 River Drive
Block: 20 Lot: 3.15, 3.22, & 3.16
Zone: Newport Redevelopment Plan
Description: Original approval granted April 18, 2006 and amended January 23, 2007 and April 8, 2008. Changes include changing retail space to school, the addition of a 405 sf mezzanine, and the modification of open space to playground area.

11. Review and discussion of the "Report Concerning the Determination of the St. John's on the Hill Study Area as an Area in Need of Redevelopment". Formal action may be taken.

12. Case: P04-086.1 Amended Preliminary Major Site Plan with Deviations
Applicant: Morgan Point, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 159 Morgan St., 328 Marin Blvd.
Block: 139 Lot: 126, 127
Zone: Powerhouse Arts District Redevelopment Plan
Description: 10-story mixed use building with 103 dwelling units, garaged parking, and retail/gallery space. Original approval was granted on June 24, 2008. Changes include increase in number of units/density, decrease in size of live/work units, and elimination of units under 1,200sf.
Deviations: parking, minimum square footage of live/work units, percent of live/work units over 1,200sf

13. Case: P09-005 Preliminary Major Site Plan with Deviations
Applicant: Jersey Avenue 833 Urban Renewal Co., LLC
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 837 Jersey Avenue
Block: 330 Lot: 10
Zone: Jersey Avenue Park Redevelopment
Description: New mixed-use multifamily building ranging from 7 stories to 20 stories, including a ground floor retail base and 175 garaged parking spaces. 155 residential units and 11,070 sf of retail space, rooftop open space, and terraces.
Deviations: sidewalk width, excess building depth, and inadequate rear yard depth

14. Case: P08-034 Preliminary Major Site Plan with Deviations
Applicant: Miracle Churches Temple of America
Attorney: Rocco Errico
Review Planner: Kristin Russell
Address: 160-166A Monticello Ave.
Block: 1919 Lot: D1, D2, D3, D4, D5
Zone: Monticello Redevelopment Plan
Description: 2nd floor addition to an existing house of worship with 2,022 sf of ground floor retail space.
Deviations: height, expansion of a non-conforming structure, parking
15. Case: P06-024 Preliminary & Final Major Site Plan with “c” variances
Applicant: Alberto Grossetti
Attorney: James Burke
Review Planner: Kristin Russell
Address: 751-753 Tonnele Ave.
Block: 983-984 Lot: PL.A
982 55 (Lundy Ln.)
Zone: HC Highway Commercial
Description: 2-story retail with storage space and 25 parking spaces.
Variances: lot area, perimeter setback, building coverage, lot coverage
Carry to July 7, 2009
16. Case: P09-023 Preliminary and Final Major Site Plan with variances
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci- Carter, Sandra Sung
Address: 298-300 Magnolia Avenue
Block: 1862 Lot: 32 & 33
Zone: Office Residential
Description: Construction of a five story building containing 15 residential dwelling units and 5 on-site parking spaces
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
Carried from June 23, 2009 Planning Board meeting.
17. Certification of Artists as recommended by the Jersey City Artist Certification Board
18. Memorialization of Resolutions
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD